



April 23, 2009

To Prospective Bidders:

Enclosed is the State's response to proposer questions concerning the Request for Proposals (RFP) for Go-Kart Track Special Event Operations at Prairie City State Vehicular Recreation Area located in Sacramento County, California. The response package includes the following:

- 1) The State's response to questions submitted by two proposers. Questions are presented exactly as submitted.
- 2) Errata #1 with modifications to the RFP and Sample Contract. They include two pages with the changes highlighted on each page.

You may access materials referenced in this letter on the Concessions website at www.parks.ca.gov/concessions. If you have questions, please contact Concessions Specialist, Diana Salter at (916) 653-8939 or dsalt@parks.ca.gov.

Sincerely,

for 
James A. Luscutoff, Chief
Concessions, Reservations, and Fees Division

Enclosure

**REQUEST FOR PROPOSALS
Go-Kart Track Special Event Operations**

Prairie City State Vehicular Recreation Area

Addendum #1

April 22, 2009

State's responses to Questions Submitted by Two Proposers

The following question was submitted by Gary Lovotti, Racecraft Motorsports LLC

Question 1: Can the takeover date for the newly appointed concessionaire be moved from October 1st 2009 to November 1st 2009?

Answer 1: The "Tentative Proposal Dates" on page 9 of the RFP are tentative and may be changed.

The following questions were submitted by Ronald Carello, Blue Max Kart Club

Question 2: Do the track barriers, scale house, scales, timing equipment, storage containers, and/or tractors/equipment remain with the facility for use by the new Concessioner?

Answer 2: The track barriers and the scale house are part of the track. They will remain with the facility in the new Contract.

The scales, timing equipment, storage containers, and tractors/equipment are the personal property of Racecraft Motorsports, LLC. As such, they are not included as part of State's property.

Question 3: If the Proposal is submitted by a Non-Profit corporation, are the Board of Directors and officers required to remain on the Board for the Non-Profit corporation during the entire term of the contract with the State of California?

Answer 3: No, they do not have to remain on the board for entire term of the contract. However, the corporation must meet proposal requirements apart from any individual board member.

Question 4: Is the actual start date of the Concession Contract going to be later than October 1, 2009, since the current Concessioner has kart racing activities scheduled for the facility after the October 1, 2009, proposed start date of the new Concession Contract?

Answer 4: See Answer 1 above.

Question 5: Should the proposal package be identified as "Proposal for Go-Kart Track Special Event Operations at Prairie City SVRA" instead of "Proposal for Motocross Track at Prairie City SVRA" as stated in the RFP at Page 10?

Answer 5: Yes. Refer to Errata #1.

Question 6: Is the State of California opposed to a Track Steward, in contract with the Concessioner, being housed at the facility for maintenance and security purposes?

Answer 6: Yes, the State is opposed. Refer to Errata #1.

Question 7: If the proposer also runs another karting facility, or kart related business, does the State of California oppose or object to the proposer continuing to run the previously owned facility or business at the same time as the track identified in the Request for Proposal?

Answer 7: No. As stated in the RFP Section 3, page 14, the proposal should clearly commit you to entering into a contract with the State to provide the services and other concession improvements as required by this RFP and offered in the proposal.

Question 8: What is the State of California's position regarding a Concessioner running a different facility and/or business at the same time the Concessioner is responsible for the track identified in the Request for Proposal?

Answer 8: See Answer 7 above.

Question 9: Given the State of California budget concerns, what would happen to the concession Contract if the State of California were to close the Prairie City SVRA.

Answer 9: The State has no short or long term plans to close any State Vehicular Recreation Area. See Section 30 of the Sample Contract for Default by State.

REQUEST FOR PROPOSALS
GO-KART TRACK SPECIAL EVENT OPERATIONS

Prairie City State Vehicular Recreation Area

ERRATA #1
April 22, 2009

Changes to the published RFP include the following:

RFP Page 10, Section 2.1 PROPOSAL PROCESS

Proposal Format & Content

The proposal package must be sealed and clearly marked on the outside with "Proposal for ~~Motocross Track~~ Go-Kart Track Special Event Operations at Prairie City SVRA". Please submit an original plus **seven (7)** copies of your proposal in 8.5" x 11" three-ring binders. All material should be presented in an 8.5" x 11" portrait format with tabs for each section. Larger formatted graphic exhibits are acceptable if folded to fit within the 8.5" x 11" three-ring binder.

Sample Contract Page 7, Section 5, USE OF PREMISES

Concession services shall be provided at least three days per week, and shall include all Saturdays, Sundays and holidays falling on Mondays, excluding December 25th, for a minimum of eight (8) hours per day, unless prior written approval for exception is given by State, during each year of the contract. In the event State deems the hours of operation inadequate for proper service to the public, State may require Concessionaire to adjust the days and/or hours of operation to a schedule provided by State. Concessionaire may remain open on other dates, observing same (or longer) hours, at Concessionaire's discretion with the concurrence of State. In the event of adverse weather or other operating conditions, State may permit the concession to close at any time during the term of this Contract.

The Concessionaire shall not allow any individual access to the track facility outside of the normal operating hours of Prairie City SVRA without the prior written consent of the State.

State may, at its discretion, with thirty (30) days written notice, close all or part of the Go-Kart Track Special Event Area for internal or public events in addition to those stated in (k) above. State will work to minimize any negative impact this event could have on Concessionaire's operation. All special event permit requests from third parties to use all or a portion of the Park must be approved by the State, subject to Concessionaire's concurrence. It is expected that the Concessionaire will be reasonably compensated by the third party for all losses associated with special events. The concessionaire will be required to

report such compensation to DPR as gross receipts and make the appropriate rent payment. Concessionaire shall not use or permit the Premises to be used in whole or in part during the term of this Contract for any purpose other than as herein set forth without the prior written consent of the State.